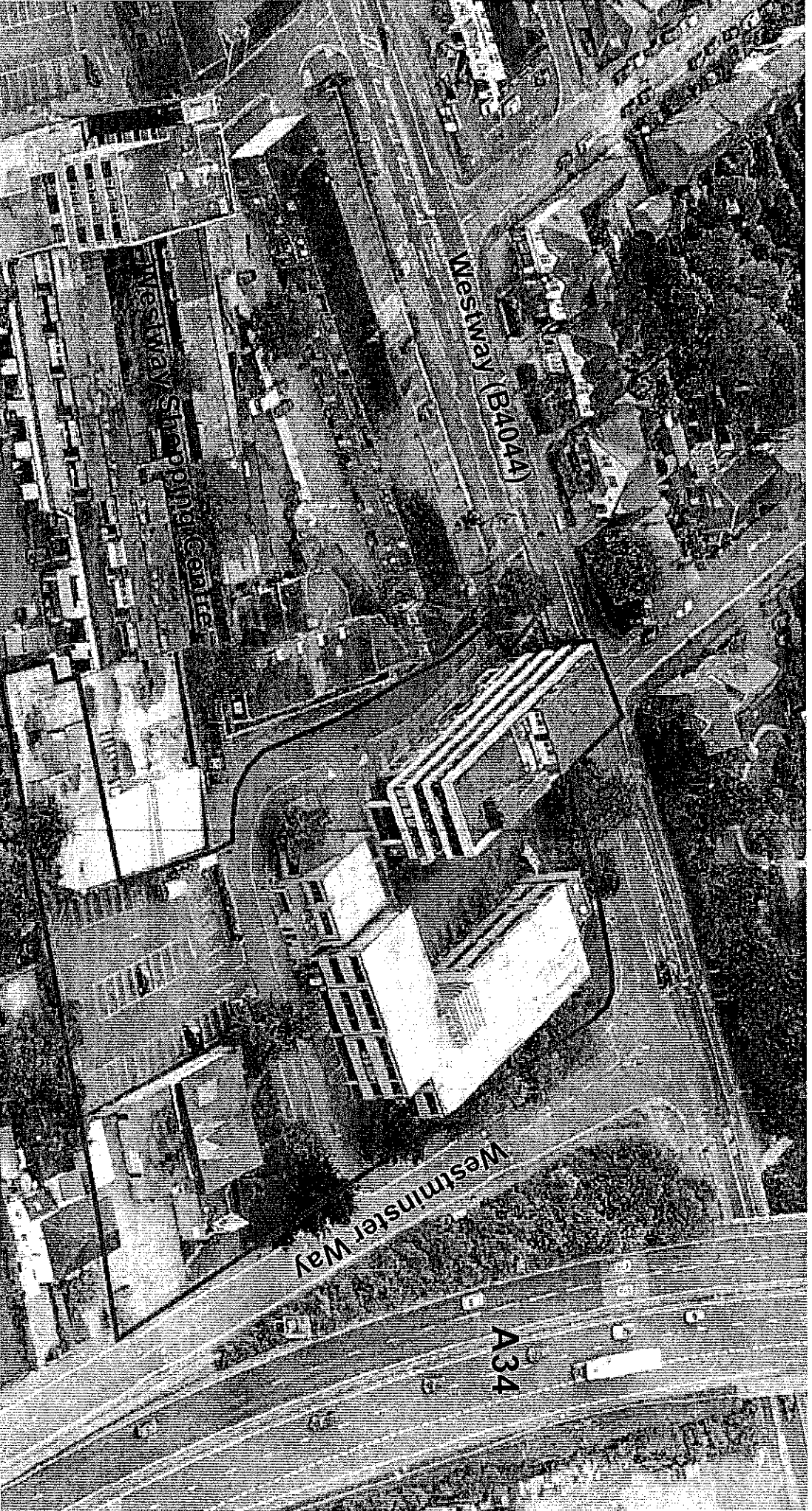


# Freehold Retail Development Opportunity



Boundary for indicative purposes only

## Westminster Way, Botley, Oxford



**CUSHMAN &  
WAKEFIELD®**

# Freehold Retail Development Opportunity

## Introduction

The site offers an exceptional opportunity to develop a major retail scheme on the edge of Oxford.

Botley is a residential area on the western edge of the City, adjacent to the A34 ring road. The main commercial development being the adjacent Westway Shopping Centre, a small local shopping centre totalling approximately 5,000 sq m (53,800 sq ft) of retail space. The centre is anchored by Co-op with other national retailers including Iceland, Tesco, Lloyds Chemists and Johnson's Cleaners. Botley has a local population of approximately 5,000 people. However, the potential catchment area is much greater due to the excellent road infrastructure.

The site is to be sold by the Joint Vendors which include the Vale of White Horse District Council who own the adjacent Westway Shopping Centre. The Council support the proposed regeneration of this site and are currently investigating refurbishment options for the Westway Shopping Centre.

## Site Description

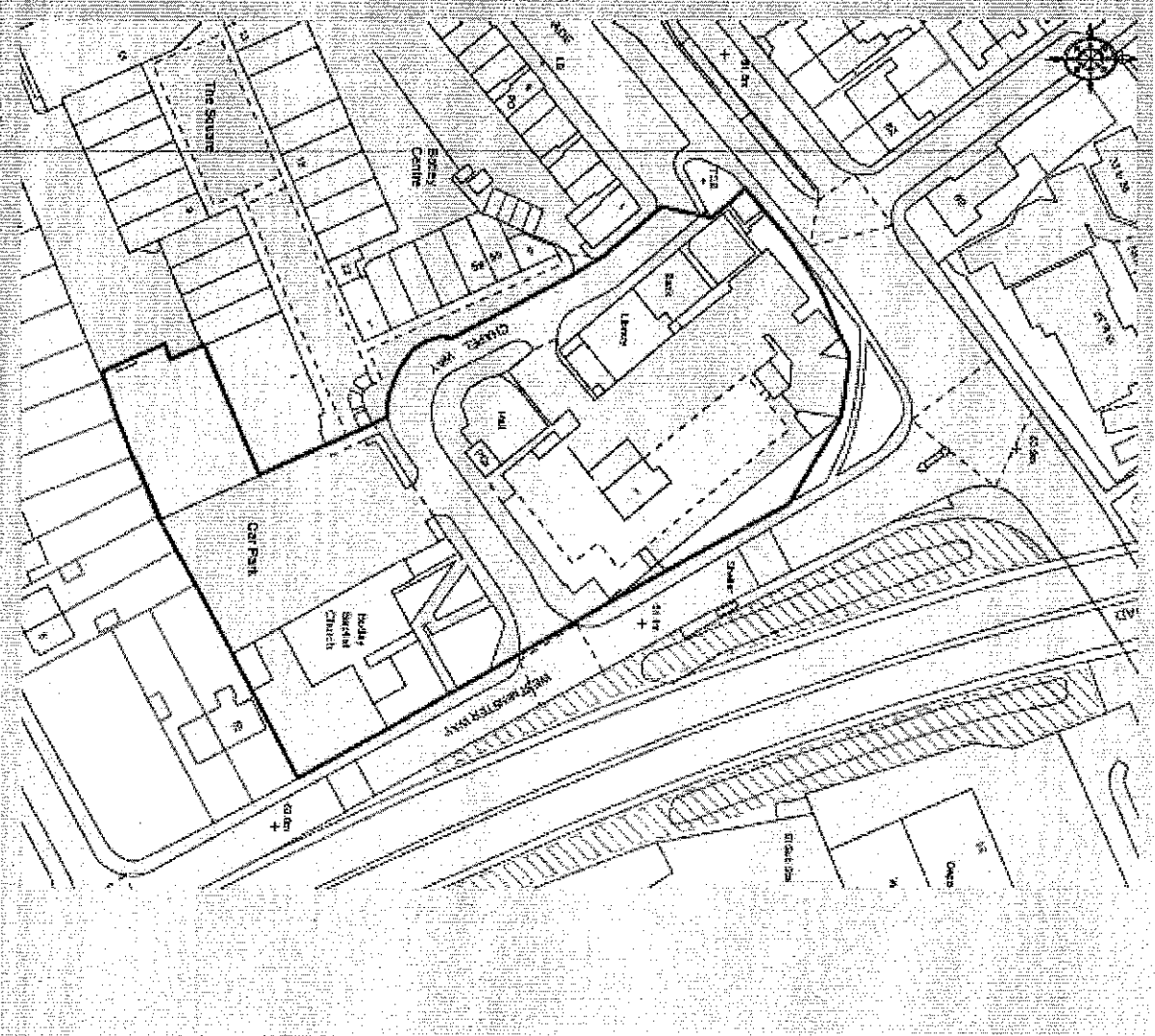
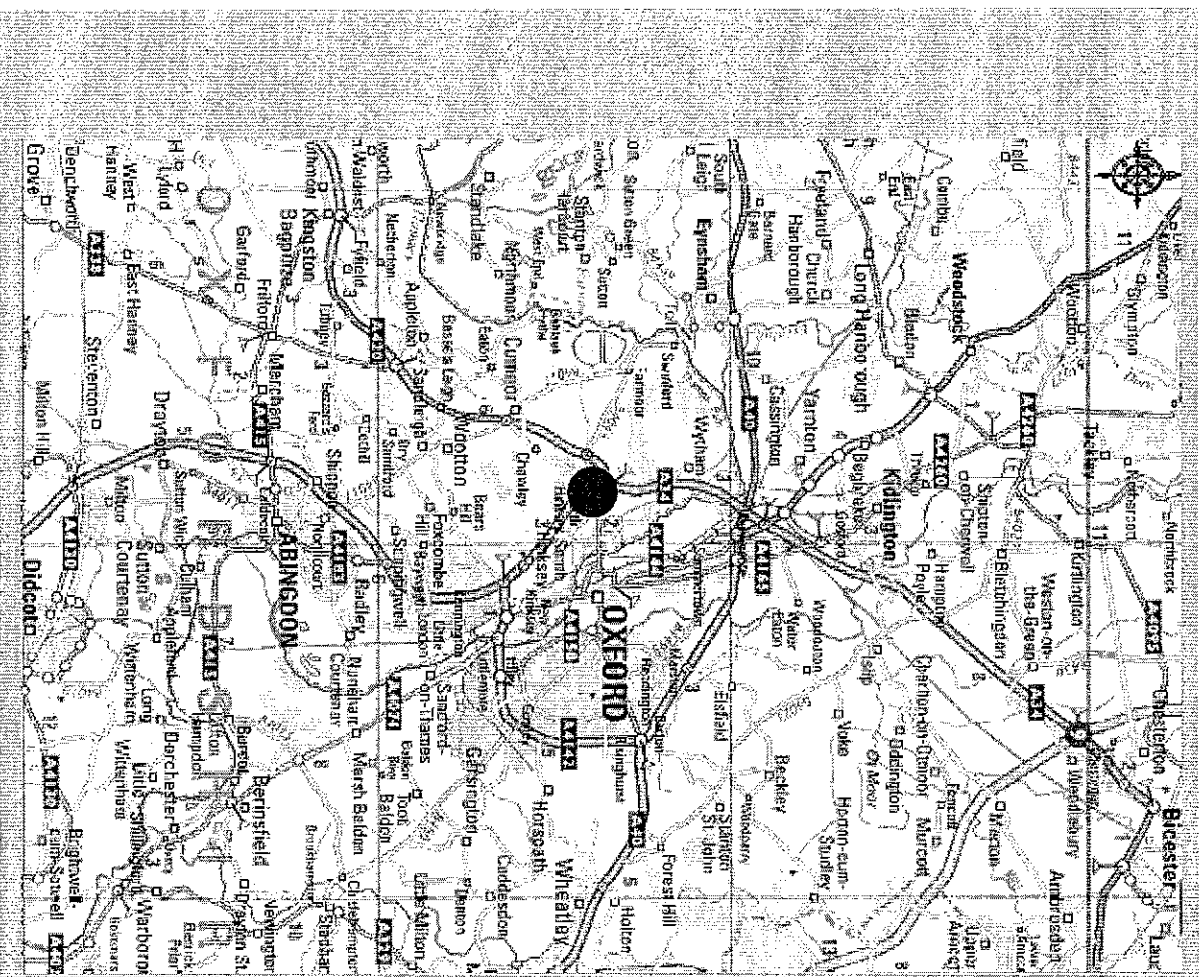
The prominent site is located approximately 1.7 miles from Oxford City Centre. The site is immediately adjacent to the A34 ring road giving excellent road access to an affluent catchment area via the A40 and M40.

The site totals approximately 0.82 hectares (2.0 acres) and currently accommodates offices, community facilities, a church and a surface car park.

**Westminster Way, Botley, Oxford**



# Freehold Retail Development Opportunity



Westminster Way, Botley, Oxford



# Freehold Retail Development Opportunity

## Development Objectives

The evolving LDF acknowledges the site as having potential for redevelopment to include a large supermarket. The scheme must be sympathetic to and complement the existing retail offer.

The adopted development plan is the Vale of White Horse Local Plan (adopted 2006). Policy S1 of the Local Plan is to permit new retail development or changes of use to retail in Botley provided it is in keeping with the scale and character of the centre and subject to the retention of public car parking spaces. (policy TR6). Policy S12 of the Local Plan also puts certain restrictions on the change of use from Class A1 retail to other A uses in the Botley local shopping centre, with office and residential uses being directed to first floor level.

The Vale of White Horse Core Strategy (Preferred Options) was published for consultation in January 2009. Para 5.1.1 includes the Council's proposals for shopping in Botley and indicates the Council's emerging policy approach:

"Identify the West Way shopping centre and Elms Parade as a site for comprehensive redevelopment and environmental improvements to include a large supermarket, shops, offices, car parking and other uses to meet the needs of Botley and surrounding area."

The Council intends to publish the next version of the Core Strategy in summer 2011 with a view to adoption in summer 2012.

The Botley Baptist Church is situated on the South East corner of the site. It is intended that the Church will be relocated off site however, bidders are invited to submit an offer on two bases as detailed in the bidding instructions.

## Tenure

As detailed in the Title report, the site is currently under multiple freehold ownerships and a strategy for gaining vacant possession by agreement is in place. The site is to be sold freehold with vacant possession.

**Westminster Way, Botley, Oxford**

# Freehold Retail Development Opportunity

## Additional information

The following information is available upon request:

- Title report
- Site plans
- LDF Policy
- Botley Baptist Church Specification

## Purchaser's Instructions

Offers are invited on a subject to planning basis by noon on 10<sup>th</sup> March 2011. Bids should provide the following information and as instructed be on two bases:

- (a) The Church is relocated off site at the joint Vendors cost.
  - (b) The Church is retained within the proposals at the purchaser's cost, subject to the Church being re-provided in accordance with the specification as detailed.
1. A financial offer confirming the capital sum to be paid for the freehold of the site upon any conditions being satisfied.
  2. Confirmation of any conditions, such as Planning, attached to the offer.
  3. Status of necessary approvals (e.g. Board).
  4. Sketch schemes, with proposed accommodation schedule, illustrating the envisaged development and demonstrating how the design is sympathetic to and compliments the existing retail offer together with a supporting development appraisal.
  5. Timescales for delivery.

The intended timescales for bidder selection are as follows:

Deadline for proposals	10 <sup>th</sup> March 2011
Shortlisted parties interviews	March 2011
Selection of Purchaser	April 2011
Target exchange of conditional contract	June 2011

**Westminster Way, Botley, Oxford**



# Freehold Retail Development Opportunity

## Costs

The Purchaser will be required to pay the Joint Vendor's costs in relation to its legal and agents fees on exchange of contracts.

## Deposit

Potential Purchasers are invited to include within their proposals a non-refundable deposit.

## Agents

Cushman & Wakefield is the sole selling agent and all communication regarding any aspect of the disposal process or access to the site and buildings must be directed to the following parties:

Sue Stephens

[sue.stephens@eur.cushwake.com](mailto:sue.stephens@eur.cushwake.com)

Tel: 020 7152 5204

Rupert Corney

[rupert.corney@eur.cushwake.com](mailto:rupert.corney@eur.cushwake.com)

Tel: 020 7152 5912

Cushman & Wakefield LLP

43/45 Portman Square

London

W1A 3BG

Westminster Way, Botley, Oxford



# Freehold Retail Development Opportunity

## Conditions

The Joint Vendors shall not be bound to accept the highest or any offer received and in no case shall a prospective purchaser have a claim for expenses or other money incurred in connection with any submission.

## Third Party Landowners

Any discussions with third party land owners should be directed through the Joint Vendors' agent in the first instance as it is not considered to be in either party's interest to lobby individual third party landowners separately.

## Disclosure

Potential Purchasers are required to disclose any family or business links with the Joint Vendors in their submission prior to making any submission.

## Lobbying

Please take careful note that any attempt by prospective purchasers to lobby any project advisor, officer, member or representative of the Council or Joint Vendors on behalf of any proposal they might make may result in the Joint Vendors declining to consider their offer further.

## Misrepresentation Act 1967

These particulars do not constitute the whole or any part of an offer and all information is supplied entirely without prejudice and is given as a guide and no liability is accepted for any error, omission or mistake contained or implied in these particulars.

Westminster Way, Botley, Oxford



# Freehold Retail Development Opportunity

## Disclaimer Clauses

1. These particulars do not constitute any part of an offer or contract.
2. These particulars and plans are supplied entirely without prejudice and the Joint Vendors do not accept responsibility as to the accuracy thereof.
3. All prospective Purchasers must satisfy themselves by inspection or otherwise as to the suitability or correctness of any statement and the suitability or otherwise of the land for their own purposes.
4. The Joint Vendors do not make or give nor does any person in the employment of the Joint Vendors have any authority to make or give any representations or warranty in relation to the land or any particulars or information supplied in respect thereof.
5. Any measurements referring to the site or other areas are approximate and are given for guidance purposes only. Prospective Purchasers are requested to rely on their own inspection and measurement of the site.

Westminster Way, Botley, Oxford

